

Sabre Springs

Public Facilities Financing Plan and Facilities Benefit Assessment

Fiscal Year 1997

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RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO DESIGNATING AN AREA OF BENEFIT IN SABRE SPRINGS AND THE BOUNDARIES THEREOF, CONFIRMING THE DESCRIPTION OF PUBLIC FACILITIES PROJECTS, THE COMMUNITY FINANCING PLAN AND CAPITAL IMPROVEMENT PROGRAM WITH RESPECT TO SAID PUBLIC FACILITIES PROJECTS, THE METHOD FOR APPORTIONING THE COSTS OF SAID PUBLIC FACILITIES PROJECTS AMONG THE PARCELS WITHIN THE AREA OF BENEFIT AND THE AMOUNT OF THE FACILITIES BENEFIT ASSESSMENTS CHARGED TO EACH SUCH PARCEL, THE BASIS AND METHODOLOGY FOR ASSESSING AND LEVYING DISCRETIONARY AUTOMATIC ANNUAL INCREASES IN FACILITIES BENEFIT ASSESSMENTS, AND PROCEEDINGS THERETO, AND ORDERING OF PROPOSED PUBLIC FACILITIES PROJECT IN THE MATTER OF SABRE SPRINGS FACILITIES BENEFIT ASSESSMENT AREA.

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INTRODUCTION - SCOPE OF REPORT

This report is divided into two parts. Part 1 is a revision to the Financing Plan for the Sabre Springs Community Plan area and sets forth the major public facilities which will be needed over the next ten (10) years when the ultimate buildout of the community is expected. Part 2 constitutes the revised FACILITIES BENEFIT ASSESSMENT as required by Ordinance Number 0-15318 for the annual update of an existing FACILITIES BENEFIT ASSESSMENT established to provide certain needed facilities which will benefit the Sabre Springs Community.

This report constitutes an annual adjustment of FACILITIES BENEFIT ASSESSMENTS as provided for in Section 61.2212 of the San Diego Municipal Code. All references in the report to the existing Sabre Springs Public Facilities Financing Plan and Facilities Benefit Assessment are in reference to the Sabre Springs Public Facilities Financing Plan and Facilities Benefit Assessment that was adopted by the City Council on September 13, 1994 by Resolution No. R-284603.

SABRE SPRINGS PUBLIC FACILITIES FINANCING PLAN

General

On September 13, 1994, the City Council, by Resolution Number R-284603 adopted the current Sabre Springs Public Facilities Financing Plan and Facilities Benefit Assessment. This report constitutes the annual adjustment of that Facilities Benefit Assessment and revises the Public Facilities Financing Plan.

Development Forecast And Analysis

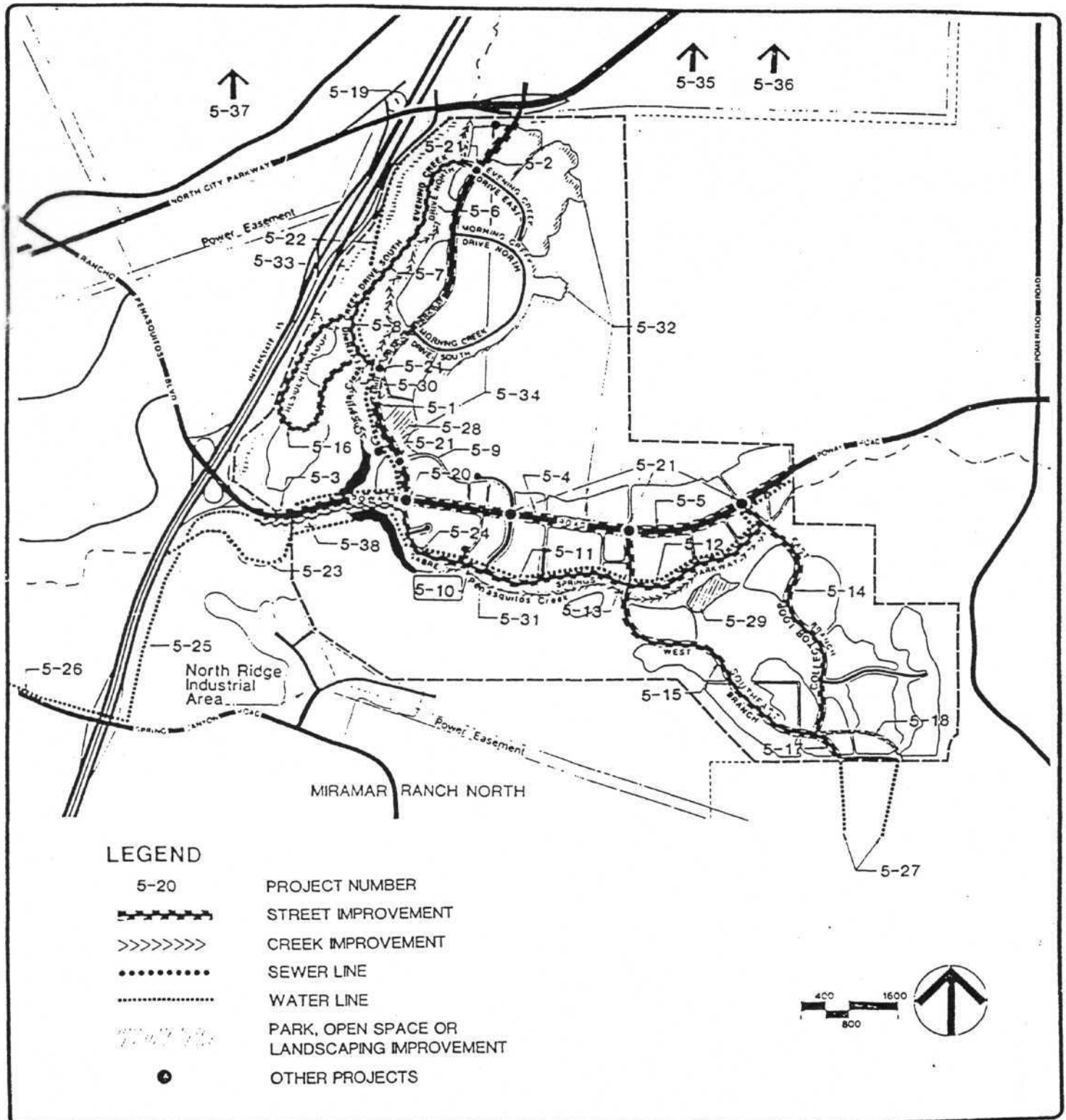
An analysis of projected development prepared in cooperation with owners and developers, and using the adopted Community Plan as a guide, indicates that over the next ten (10) years commencing in fiscal year 1997 (through the year 2006) additional development consisting of approximately 531 additional single family and 1,477 additional multi-family residential dwelling units will be constructed. In addition to the residential development, it is estimated that 414,500 square feet of commercial property will be developed and that 382,400 square feet of industrial development will take place. This total for industrial development excludes Community Plan Parcel 33, which consists of 28.5

acres. Parcel 33 is also located within the Miramar Ranch North community planning area.

Future Public Facilities Needs

Additional public facilities are required in the transportation, parks and recreation, and library categories, as more fully described in this report. These projects are located in Figure 1 and described in Table 1 and also in the following Capital Improvements Program (CIP) project sheets. The table and following CIP sheets have been revised to reflect project implementation that has taken place since the seventh annual update was adopted in 1994 and to reflect current estimated development schedules.

Originally, the buildout of Sabre Springs was anticipated to occur over a 15 year period, ending by the year 1998. In that development has slowed significantly, buildout of Sabre Springs is now not anticipated until the year 2006. As such, the year of need for a number of projects, particularly those which are population based, were deferred to coincide with the revised development schedule. The latest development projections are illustrated in Table 3 and the revised year of need for individual projects are illustrated on the corresponding CIP (Capital Improvements Program) project sheets which follow Table 1.



Sabre Springs Community Plan PROJECT LOCATION MAP

Figure 1